

Town of Uxbridge  
Planning Board  
21 South Main Street  
Uxbridge, MA 01569  
(508) 278-8600, ext 2013

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Minutes of the Uxbridge Planning Board regular meeting held on Wednesday, April 27, 2011, at 7:00 P.M. in the Board of Selectmen's Room, Uxbridge Town Hall, 21 South Main Street, Uxbridge, MA:

**Planning Board Members Present:** Charles Lutton, Peter Petrillo and Joseph Leonardo

**Planning Board Members Absent:** Barry Desruisseaux and Ernest Esposito

**Others Present:** Donna C. Hardy, Planning Board Administrative Assistant

It being 7:15 pm, the meeting being properly posted, duly called and a quorum being present, Chairman Charles Lutton called the meeting to order and led the gathering in the Pledge of Allegiance.

***Public Hearings:***

**FY11-07 Nydam's Way, Application for a Definitive Subdivision Plan Approval** - The owner of record is Marilyn Nydam, applicants Bryan & Erica Johnson and David & Elizabeth Deters are seeking a Definitive Subdivision Plan Approval located on Williams Street. The property has three (3) proposed lots and is shown on the Town of Uxbridge Assessor's Map 10, Parcel 2446. The undersigned's title to said land is derived from James G. & Jean S. Nydam by deed dated October 18, 1984 and recorded in the Worcester Registry of Deeds Book 8441, Page 194. **MOTION** by Mr. Petrillo to open the public hearing titled "FY11-07 Nydam's Way, Application for a Definitive Subdivision Plan Approval". Seconded by Mr. Leonardo, the motion carried unanimously. Chairman Lutton opened the Public Hearing. Mr. Mark Anderson with Heritage Design Group was present and spoke on behalf of the applicants. Chairman Lutton commented on the waiver for the completion of the monuments. Mr. Anderson advised that this information can be included in the deed restriction, too. Following discussion, **MOTION** by Mr. Petrillo to close the public hearing for FY11-07 Nydam's Way, Application for a Definitive Subdivision Plan Approval. Seconded by Mr. Leonardo, the motion carried unanimously. The Planning Board will prepare the proposed waiver list and will vote for it at the next scheduled meeting.

**CITIZEN PETITION FOR THE ACCEPTANCE OF DEER VIEW LANE AND WILDLIFE DRIVE**

To see if the Town will vote (a) to accept Deer View Lane and Wildlife Drive as a public ways, laid out by the Board of Selectmen, a copy of which layout is on file with the Town Clerk; (b) to authorize the Board of Selectmen, in the name and behalf of the Town, to acquire by gift, purchase, or eminent the necessary fee interests or easements and appurtenant rights in and for said way for the purposes for which public ways are used in the Town; and (c) to see what sums the Town will raise and appropriate or transfer from available funds for such purposes; or take any other action relating thereto. Said plans are recorded at the Worcester County Registry of Deeds as Plan Book 722, Page 28; Plan Book 725, Pages 89 and 90; Plan Book 706, Page 23.

**MOTION** by Mr. Petrillo to open the public hearing titled "CITIZEN PETITION FOR THE ACCEPTANCE OF DEER VIEW LANE AND WILDLIFE DRIVE". Seconded by Mr. Leonardo, the motion carried unanimously. Chairman Lutton opened the Public Hearing. Ms. Lori Ensom, a resident on 26 Foxwood Lane came forward to present the article. Following discussion, **MOTION** by Mr. Leonardo to recommending favorable action deeming Deer View Lane and Wildlife Drive complete, recommending the Board of Selectmen vote to layout and make public ways Deer View Lane and Wildlife Drive to the Spring Annual Town Meeting 2011. Seconded by Mr. Petrillo, the motion carried unanimously. **MOTION** by Mr. Leonardo to close the public hearing titled "CITIZEN PETITION FOR THE ACCEPTANCE OF DEER VIEW LANE AND WILDLIFE DRIVE". Seconded by Mr. Petrillo, the motion carried unanimously.

**Old/New Business:**

**Pre-scoping session for photovoltaic project on Commerce Drive (Map 40, Parcels 2595, 2863, 2865 & 2954)** – Mr. Stephen O’Connell with Andrews Survey & Engineering, Mr. Caleb Sauders with Constellation Energy and Mr. David Fenton with DG Clean Power were all present for discussion. The largest parcel which is 13.4 acres will be the primary location for the photovoltaic project. No employees will be needed at the site, however approximately 5-10 people will be needed throughout the year for maintenance on the site. Each solar panel will be approximately 3’ wide x 5’ - 10’ tall with about a 1’ space between each panel. Mr. O’Connell discussed with the Board if a traffic study could be waived, due to the type of project it is. The Board discussed the request and does not see an issue with waiving this type of request. Discussions and areas of concern also included tax revenue of approximately \$834,000 within a 20 year period of time, construction timeframe, life expectancy, snow removal and level of noise for panels.

**Discussion of reduction of hours of the Planning Board Administrative Assistant** – Mr. David Genereux, Finance Director was present and came forward to discuss. Chairman Lutton inquired how it would be possible for the Planning Board to have only 9.5 hours support (projected schedule of time is 19 hours for FY 2012) from their Administrative Assistant. Mr. Genereux replied stating very creatively. The Board is concerned with the amount of work that needs to be done, including dealing with all the various 3<sup>rd</sup> party contacts, project engineers, residents, public requests, etc. Chairman Lutton inquired if there were any other departments that may be having a reduction of hours. Mr. Genereux explained what has occurred over the past few years with a decrease of staff, however during discussion it did not appear that any other department would be having a reduction of hours. Mr. Genereux also noted that when new revenues come in, it may allow an increase of hours for the position. Chairman Lutton inquired what would occur if the Administrative Assistant was lacking time and work was piling up. Mr. Genereux advised he would revisit the matter and would come back to the Planning Board to discuss options. Mr. Genereux informed that it may be possible to obtain state aid assistance, however could not confirm at this time. Mr. Genereux also indicated that in future years, the position may be cut to a part-time employee for Planning Board and another part-time employee for Conservation Commission.

**ANR Plan on Chocolog Road (Map 43, Parcel 4323)** – Mr. Stephen O’Connell with Andrews Survey & Engineering was present and spoke on behalf of the applicant. Following discussion, **MOTION** by Mr. Petrillo to accept the division of land of 534 Chocolog Road in Uxbridge, MA prepared by Andrews Survey & Engineering, Inc. for TTK Real Estate, LLC dated April 5, 2011. Seconded by Mr. Leonardo, the motion carried unanimously. The Planning Board signed the mylar plans.

**MINUTES.** The Planning Board shall review and approve the April 13, 2011 meeting minutes at the next scheduled meeting.

**Any other business, which lawfully comes before the board:**

**New Uxbridge High School Groundbreaking Ceremony** – Tentatively scheduled for Thursday, May 5<sup>th</sup> at 10:00 A.M. at 300 Quaker Highway, Uxbridge. Chairman Lutton will be able to attend. Mr. Petrillo and Mr. Leonardo are unsure at this time.

**FY10-03 Ledgemere Country IV & FY10-04 Ledgemere Country V** – The Planning Board commented that the applicant(s) can resubmit the application when ready to do so.

**MOTION** by Mr. Leonardo to adjourn the Planning Board meeting at 8:53 P.M. Seconded by Mr. Petrillo, the motion carried unanimously.

The Board noted that Executive Session will not convene.

Respectfully Submitted by Donna C. Hardy, Planning Board Administrative Assistant



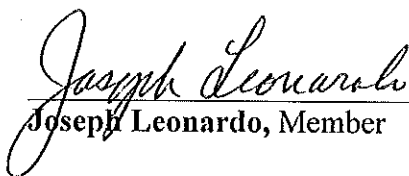
Charles, Lutton, Chairman



Peter Petrillo, Vice-Chair

Ernest Esposito, Clerk

Barry Desruisseaux, Member



Joseph Leonardo, Member

May 11, 2011

Date